

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, DECEMBER 9, 2004**

UNAPPROVED  
DECEMBER 11, 2004

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Frank A. de la Fe, Hunter Mill District  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District

//

The meeting was called to order at 8:19 p.m. by Vice Chairman John R. Byers., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

**COMMISSION MATTERS**

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ 2004-MV-020, GUNSTON CENTER LLC, FROM DECEMBER 9, 2004 TO A DATE CERTAIN OF JANUARY 13, 2005, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

PCA 80-L-070 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC.  
SE 2004-MV-020 - COMMONWEALTH CONSTRUCTION MANAGEMENT, INC.  
(Decision Only) (The public hearing on these applications was held on December 1, 2004. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA 80-L-070, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 30, 2004.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2004-MV-020, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 1, 2004.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN, WESTERN, AND EASTERN PROPERTY BOUNDARY OF PROPOSED LOT 1 TO THAT SHOWN ON THE GDP FOR THE EXISTING USE.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN AND SOUTHERN PROPERTY BOUNDARIES OF PROPOSED LOT 2 TO THAT SHOWN ON THE SE PLAT.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHERN, SOUTHERN, WESTERN, AND EASTERN PROPERTY BOUNDARIES OF PROPOSED LOT 1 AND PROPOSED LOT 2.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

FS-S04-69 – SPRINT PCS, 7410 Willowbrook Road

Commissioner Koch MOVED THAT CONSENT AGENDA FS-S04-69, SPRINT PCS, BE APPROVED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

SE 2004-SU-025 - STANFORD HOTELS CORPORATION (Decision Only)

(The public hearing on this application was held on December 2, 2004. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-SU-025, SUBJECT TO THE CONDITIONS DATED DECEMBER 8, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

Commissioner Lawrence MOVED TO FURTHER DEFER THE DECISION ONLY ON RZ/FDP 2004-PR-008 FROM DECEMBER 9, 2004 TO A DATE CERTAIN OF JANUARY 13, 2005, WITH THE RECORD TO REMAIN OPEN FOR COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

FSA-P96-8-2 – AT&T WIRELESS SERVICES, INC., 2650 Park Tower Drive

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE FEATURE SHOWN DETERMINATION IN FSA-P96-8-2, AT&T WIRELESS SERVICES.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

Commissioner Lawrence forwarded a memorandum, dated December 9, 2004, from Supervisor Linda Smyth to Chairman Murphy describing a Board matter from the December 6, 2004 Board meeting which involved implementation of a Planning Commission recommendation for a Countywide TDM task team.

//

Commissioner Hopkins MOVED TO DEFER THE PUBLIC HEARING FOR 2232-D04-13 FOR THE CITY OF FALLS CHURCH SCHOOL BOARD FROM DECEMBER 9, 2004 TO A DATE CERTAIN OF FEBRUARY 2, 2005.

Commissioners Hall and Hart seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

Commissioner Wilson MOVED TO DEFER THE DECISION ONLY ON THE PUBLIC FACILITIES MANUAL AMENDMENTS ON PARKING SPACES, CASH DEPOSITS, AND DRAINAGE DIVIDES, FROM DECEMBER 9, 2004 TO A DATE CERTAIN OF JANUARY 26, 2005, WITH THE RECORD TO REMAIN OPEN FOR COMMENT.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

Commissioner Wilson announced that a public workshop to discuss the issue of natural drainage divides would be held on Monday, January 10, 2005 at 7:30 p.m., in the Government Center Conference Room 7. She noted that staff of the Department of Planning and Zoning, Department of Public Works and Environmental Services (DPWES), an environmental ombudsman, and interested citizens would participate. Commissioner Wilson requested that DPWES post notification and additional materials on their website prior to the meeting.

//

Commissioner Harsel recognized the Board of Supervisors' reappointment of Commissioners Alcorn, Hopkins, and Lawrence, who were present at the meeting, to four-year terms and noted the Planning Commission was looking forward to their continued service.

//

#### ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. S04-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT
2. AF 2004-SP-001 – MARK A. KOSTERS
3. SE 2004-PR-017 – ATI CAREER INSTITUTE INC. D/B/A STRATFORD UNIVERSITY
4. SEA 82-P-032-4 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

This order was accepted without objection.

//

The first case was in the Mt. Vernon District; therefore, Vice Chairman Byers relinquished the Chair to Secretary Harsel.

//

S04-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Out-of-Turn Plan Amendment concerns approx. 9.5 acres of land, located west of the intersection of Gunston Cove Rd and Cranford St, Tax Map Numbers 113-2 ((2)) C, 1A, 1B, 2, 2A, 3-15 and 113-2 ((1)) 17 and portions of Gunston Cove Rd. and Marion Pl. to be vacated or abandoned. The proposed Plan Amendment will consider increasing the residential density for this area from 1-2 dwelling units per acre (du/ac) to 5-8 du/ac. Recommendations relating to the transportation network may also be modified. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Denise James, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of this Out-of-Turn Plan Amendment.

Secretary Harsel called for speakers from the audience and recited rules for testimony before the Commission.

Richard Cooper, 9724 Gunston Cove Road, Lorton, spoke in favor of the application. He read a statement from the Lorton Valley community which asserted that approval of the proposed amendment would afford homeowners the opportunity for their property to be redeveloped.

Commissioner Hall recognized those in the audience who supported Mr. Cooper's position.

The Commission had no further comments or questions and staff had no closing remarks; therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE OUT-OF-TURN PLAN AMENDMENT S04-IV-LP1, AS SET FORTH IN THE STAFF REPORT DATED NOVEMBER 17, 2004.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

At the conclusion of this case, Vice Chairman Byers resumed the Chair.

//

AF 2004-SP-001 - MARK A. KOSTERS - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located approximately 1200 ft. W. of Clifton Rd. at the W. terminus of Fox Shadow La. and N. of Cedar Ridge Dr., on approx. 20.30 ac. of land zoned R-C and WS. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Mark Kosters reaffirmed the affidavit dated November 29, 2003. There were no disclosures by Commission members.

Commissioner Alcorn asked Vice Chairman Byers to ascertain whether or not there was anyone present who wished to address this application. Receiving no response, Vice Chairman Byers waived the presentations by the applicant and staff, closed the public hearing, and recognized Commissioner Alcorn for action on this application. (A verbatim excerpt is in the date file.)

//

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE AF 2004-SP-001 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO CREATE THE KOSTERS LOCAL AGRICULTURAL AND FORESTAL DISTRICT SUBJECT TO THE ORDINANCE PROVISIONS LISTED IN APPENDIX 1 OF THE STAFF REPORT DATED OCTOBER 27, 2004.

Commissioner Hopkins seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

SE 2004-PR-017 - ATI CAREER INSTITUTE INC. D/B/A STRATFORD UNIVERSITY - Appl. under Sect. 4-304 of the Zoning Ordinance to permit a university within a portion of an existing office building. Located at 7777 Leesburg Pi. on approx. 4.00 ac. of land zoned C-3 and HC. Tax Map 39-2 ((1)) 47. PROVIDENCE DISTRICT. PUBLIC HEARING.

Kara Whisler, land use planner with Walsh, Colucci, Lubeley, Emrich & Terpak, P.C., reaffirmed the affidavit dated September 14, 2004. There were no disclosures by Commission members.

Commissioner Lawrence asked Vice Chairman Byers to ascertain whether or not there was anyone present who wished to address this application. Receiving no response, Vice Chairman Byers waived the presentations by the applicant and staff, closed the public hearing, and recognized Commissioner Lawrence for action on this application. (A verbatim excerpt is in the date file.)

//

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2004-PR-017, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED DECEMBER 9, 2004, PROVIDED THAT THE CONCURRENT PARKING REDUCTION IS ALSO APPROVED.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE NORTHERN AND EASTERN BOUNDARIES AND WAIVE THE BARRIER REQUIREMENT ALONG THE NORTHERN BOUNDARY.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF DPWES TO MODIFY THE LOADING SPACE REQUIREMENT TO TWO SPACES FROM FOUR SPACES.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

//

SEA 82-P-032-4 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY - Appl. under Sects. 3-104 and 6-105 of the Zoning Ordinance to amend SE 82-P-032 previously approved for WMATA facilities to permit a bus ticket facility and site modifications. Located at 2900 Nutley St. on approx. 29.43 ac. of land zoned R-1 and PDH-20. Tax Map 48-1 ((1)) 90, 91B, 96, 97, 100A; 48-1 ((6)) 7A, 8B; 48-2 ((1)) 1, 4, 4A; 48-2 ((24)) 38A and 48-3 ((4)) 28. PROVIDENCE DISTRICT. PUBLIC HEARING

Jeffrey Hume with Rawlings Wilson and Associates reaffirmed the affidavit dated November 4, 2004. There were no disclosures by Commission members.

Commissioner Lawrence asked Vice Chairman Byers to ascertain whether or not there was anyone present who wished to address this application. Receiving no response, Vice Chairman Byers waived the presentations by the applicant and staff, closed the public hearing, and recognized Commissioner Lawrence for action on this application. (A verbatim excerpt is in the date file.)

//

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 82-P-032-4, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED DECEMBER 8, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL LOT LINES.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners de la Fe, Lusk, and Murphy absent from the meeting.

Commissioner Lawrence clarified the development condition date for Kevin Guinaw, Department of Planning and Zoning, Zoning Evaluation Division.

//

The meeting was adjourned at 8:58 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary



CLOSING

December 9, 2004

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Susan M. Donovan

Approved on:

---

Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission